

Meeting Minutes- March 2, 2025

Call to order: 7:05 pm

Board Members present 6 of 7

Present: Dennis Hussey, Terri Mulholland, Brian Watters, Mike O'Callaghan, Renee Bergmooser, Michelle Murad. Also one homeowner present, Yogi Patel

Absent: Sarah Taylor

Reports of officers starting with 2025 Budget/Financials

Terri provided a sheet which outlined a summary of Budget/Actual for January 1-February 28, 2025.

At the end of February, we have spent very little of the budgeted amount for the year, but that is primarily because of weather constraints. As the weather warms up, more work will be taking place and the allocated monies will be disbursed accordingly.

Unfinished business

Dennis noted that while walking the subdivision he is seeing a number of places in the roads that are going to require patching. The Board recognizes we will have to do a road replacement in 5-7 years but in the meantime it is anticipated we may have to invest \$10,000 per year to keep the roads patched. The most damaged areas are where the asphalt meets the concrete and we will advise the road crew to pay special attention to those areas. Dennis will call in April about getting on the schedule.

Snow emergency

We have a real problem in the subdivision with householders not moving their cars from the street on plow days. This really impacts the job that is done by the plow. Perhaps include a reminder in our communications to please move your vehicle promptly when under a snow emergency.

Estimates

It is the time of year when we will be meeting with contractors to discuss upcoming needs in the subdivision. We are going to need to secure someone to cut down the vegetation in the detention ponds as well as eventually treating them. Dennis mentioned that he would like to have a more detailed proposal from the companies who we contract to do the work including the scope of work and what success looks like at the end of the project to ensure a "meeting of the minds."

Governing Documents

Dennis has begun the long process of reviewing the updated documents from Hirzel. There are substantial changes that have been made to the Bylaws in order to comply with all the new statutes, which increases the task of completing the review. This is an arduous, but necessary task. After all of the needed and desired changes are made and agreed upon by the Board, the revised Bylaws will be provided to the homeowners. A two-thirds majority of the homeowners have to approve three things for the new documents to be adopted:

The articles of incorporation, the master deed and the by-laws. A discussion was held regarding the easiest way to present the changes to the homeowners and have them vote for approval.

No decision was made on this topic.

Elections

There are four director positions available for the next election. It is critical that we get more people involved in the process. Michelle will send out an email notifying the community of the upcoming election and asking people to get involved. Again, if we do not get more community participation, having to secure a management company is a real possibility with added cost to our HOA dues.

Upcoming yearly meeting – Tuesday 4/1/2025

The Library has been secured for the annual meeting. The purpose of the meeting is to review the financials and give an overview of what has been accomplished in the past year as well as upcoming needs in the subdivision. The attendance is usually not great and the apathy in the subdivision is a constant concern. We will continue to try to communicate with the homeowners that we welcome new blood and ideas on the Board.

The meeting was adjourned at 8:45 pm.